

July 28, 2009

**Public Hearing - Specific Use Permit:** George A. Purefoy Municipal Center Parking Garage (SUP09-0005)  
**Owner(s):** City of Frisco

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**DESCRIPTION:**

Request for a Specific Use Permit for a parking garage (in excess of 48-feet in height) on one lot on 5.5± acres on the northeast corner of Page and Church Streets. Zoned Planned Development-153-Mixed Use. Neighborhood #21. MW

**HISTORY:**

**Ordinance No. 00-07-16.** The City Council adopted the Ordinance on July 24, 2000 approving the zoning for Frisco Square.

**Ordinance No. 03-03-12.** The City Council adopted the Ordinance on March 4, 2003 to include adjacent properties into the Planned Development.

**Ordinance No. 05-08-57.** The City Council adopted the Ordinance on August 3, 2005 establishing the signage standards and current development standards for Frisco Square.

**REMARKS:**

The City is requesting a Specific Use Permit for a parking garage (in excess of 48-feet in height). The parking garage will serve the George A. Purefoy Municipal Center and Library as well as surrounding development within Frisco Square. Planned Development-153 requires that any parking structure in excess of 48-feet in height receive a Specific Use Permit. The maximum height allowed is 60-feet, exclusive of any elevator equipment/penthouses. The main structure of the parking garage is 51-feet and the height of the elevator equipment/penthouse is 61-feet. Zoning and land use of the surrounding properties are as follows:

Direction	Land Use	Zoning	Comprehensive Plan
North	Mixed Use	Planned Development-153-	Mixed-Use Non-Residential

		Mixed Use	
<b>East</b>	Mixed Use (under construction)	Planned Development-153-Mixed Use	Mixed-Use Non-Residential
<b>South</b>	Vacant	Planned Development-153-Mixed Use	Mixed-Use Non-Residential
<b>West</b>	Vacant	Planned Development-153-Mixed Use	Mixed-Use Non-Residential

The Zoning Ordinance lists four criteria to consider in determining the appropriateness of the SUP request. The following is the four criteria and staff's comments on each of the criteria.

1. Is the property harmonious and compatible with its surrounding existing uses or proposed uses?

Surrounding uses include mixed-use and multifamily developments that are currently being developed with similar structured parking facilities or will develop parking garages as more uses are developed. The height of the proposed parking structure is within the requirements outlined in the Planned Development. The building materials for the parking garage will be compatible with the building materials of City Hall.

2. Are the activities requested by the applicant normally associated with the requested use?

Frisco Square is planned to be a dense, pedestrian-oriented, mixed-use development. Parking garages are an integral component to any mixed-use development. The original Planned Development for Frisco Square anticipated six parking garages throughout the development.

3. Is the nature of the use reasonable?

The additional height was required to accommodate a fifth level for the garage. This will help accommodate parking for City Hall and the Library as well as surrounding uses in Frisco Square.

4. Has any impact on the surrounding area been mitigated?

The proposed parking garage will be constructed within the footprint of the existing parking lot behind City Hall. Fire lane access as well as surrounding streets will not be impacted by construction of the garage.

**SUMMARY:**

The request meets all four criteria for approval of a Specific Use Permit. Staff recommends approval of the request.

**RECOMMENDATION:**

Recommended for approval of a Specific Use Permit for a 61-foot tall parking structure.